

056.A

0002

0001.A

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

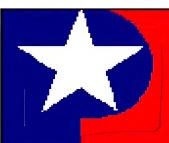
719,000 / 719,000

USE VALUE:

719,000 / 719,000

ASSESSED:

719,000 / 719,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
40		BRATTLE ST, ARLINGTON

**OWNERSHIP**

Owner 1:	MULLEN ALVIN S III & ANN M	Unit #:	1
Owner 2:			
Owner 3:			
Street 1:	40 BRATTLE ST UNIT 1		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: RASTOGI NEERAJ -

Owner 2: GUPTA ANJU R -

Street 1: 40 BRATTLE ST UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2007, having primarily Wood Shingle Exterior and 1945 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7906									G9							

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	719,000			719,000		290477
							GIS Ref
							GIS Ref
							Insp Date
							11/27/17

PREVIOUS ASSESSMENT								Parcel ID	056.A-0002-0001.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	719,000	0	.	.	719,000	Year end	12/23/2021	
2021	102	FV	705,900	0	.	.	705,900	Year End Roll	12/10/2020	
2020	102	FV	692,800	0	.	.	692,800	692,800 Year End Roll	12/18/2019	
2019	102	FV	675,000	0	.	.	675,000	675,000 Year End Roll	1/3/2019	
2018	102	FV	611,500	0	.	.	611,500	611,500 Year End Roll	12/20/2017	
2017	102	FV	516,600	0	.	.	516,600	516,600 Year End Roll	1/3/2017	
2016	102	FV	516,600	0	.	.	516,600	516,600 Year End	1/4/2016	
2015	102	FV	493,600	0	.	.	493,600	493,600 Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
RASTOGI NEERAJ,	67951-462		9/2/2016			679,000	No	No									
MINUTEMAN VILLA	51361-420		6/26/2008			430,000	No	No									
MINUTEMAN VILLA	50425-354		12/4/2007	Family			No	No	M DEED								

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 8 - Condo TnHs.		Full Bath: 1	Rating: Very Good	A Bath:	Rating:														
Sty Ht: 3 - 3 Story		3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:														
(Liv) Units: 1	Total: 1	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:														
Foundation: 1 - Concrete		OthrFix:	Rating:																
Frame: 1 - Wood																			
Prime Wall: 1 - Wood Shingle																			
Sec Wall:	%																		
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color:																			
View / Desir:																			
<b>GENERAL INFORMATION</b>																			
Grade: B - Good (-)																			
Year Blt: 2007	Eff Yr Blt:																		
Alt LUC:	Alt %:																		
Jurisdct: G9	Fact: .																		
Const Mod:																			
Lump Sum Adj:																			
<b>INTERIOR INFORMATION</b>																			
Avg Ht/FL: STD																			
Prim Int Wal 1 - Drywall																			
Sec Int Wall:	%																		
Partition: T - Typical																			
Prim Floors: 3 - Hardwood																			
Sec Floors:	%																		
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar: 2																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 15 - H.V.A.C																			
# Heat Sys: 2																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
<b>MOBILE HOME</b>								Make:		Model:		Serial #:		Year:		Color:			
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b> 056.A-0002-0001.A											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N								Total Yard Items:				Total Special Features:				Total:			